

LOCATION MAP
NOT-TO-SCALE
FERGUSON MAP GRID NUMBER: 480-C6

DEVELOPER/OWNER
INTCO-DOMINION PARTNERSHIP
AGENT: LARRY W. SLAYTER
14855 BLANCO ROAD, SUITE 305
SAN ANTONIO, TX 78216
(210)408-7227

ENGINEER
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TX 78216
(210)375-9000

Line Table		
Line #	Direction	Length
L1	S73° 26' 12"E	71.62'
L2	S15° 46' 04"E	45.96'
L3	N45° 31' 18"E	69.11'
L4	N65° 07' 20"E	23.70'
L5	S73° 26' 12"E	37.63'
L6	S15° 46' 04"E	52.56'
L7	N82° 24' 14"W	47.31'

Curve Table						
Curve #	Delta	Radius	Tangent	Length	Chord	Chord Bearing
C1	04°25'23"	114.00'	4.40'	8.80'	8.80'	N67° 20' 01"E
C2	20°38'52"	186.00'	33.88'	67.03'	66.67'	N75° 26' 46"E
C3	20°47'36"	341.00'	62.56'	123.75'	123.07'	S83° 50' 00"E
C4	38°30'50"	136.00'	47.51'	91.42'	89.71'	S54° 10' 47"E
C5	19°09'18"	341.00'	57.54'	114.00'	113.47'	S25° 20' 43"E
C6	91°49'25"	15.00'	15.49'	24.04'	21.55'	S74° 47' 27"E
C7	52°17'55"	483.00'	237.14'	440.87'	425.73'	N41° 49' 41"E
C8	36°10'05"	322.00'	105.15'	203.26'	199.91'	N49° 53' 36"E
C9	26°37'45"	318.00'	75.26'	147.80'	146.47'	N45° 07' 26"E
C10	45°35'23"	75.00'	31.52'	59.68'	58.11'	S81° 14' 00"W
C11	265°07'02"	50.00'	54.45'	231.36'	73.66'	N28° 31' 50"W
C12	27°56'09"	352.00'	87.55'	171.63'	169.93'	S45° 46' 38"W
C13	36°10'05"	288.00'	94.04'	181.80'	178.80'	S49° 53' 36"W
C14	52°17'55"	517.00'	253.83'	471.91'	455.70'	S41° 49' 41"W
C15	90°53'05"	15.00'	15.23'	23.79'	21.38'	S61° 07' 16"W
C16	02°42'30"	341.00'	8.06'	16.12'	16.12'	S30° 13' 59"E
C17	13°36'41"	483.00'	57.64'	114.74'	114.47'	S22° 29' 04"W
C18	25°10'43"	483.00'	107.87'	212.25'	210.55'	S41° 52' 46"W
C19	13°30'31"	483.00'	57.20'	113.88'	113.61'	S61° 13' 23"W
C20	28°22'40"	322.00'	81.41'	159.48'	157.86'	S53° 47' 19"W
C21	07°47'26"	322.00'	21.92'	43.78'	43.75'	S35° 42' 16"W
C22	18°08'28"	318.00'	50.77'	100.69'	100.27'	S40° 52' 47"W
C23	08°29'17"	318.00'	23.60'	47.11'	47.07'	S54° 11' 40"W
C24	79°30'45"	50.00'	41.59'	69.39'	63.95'	S64° 16' 19"W
C25	142°37'11"	50.00'	147.80'	124.46'	94.73'	S46° 47' 39"E
C26	42°59'06"	50.00'	19.69'	37.51'	36.64'	N40° 24' 13"E
C27	40°50'03"	75.00'	27.92'	53.45'	52.33'	N39° 19' 41"E
C28	15°45'31"	352.00'	48.71'	96.81'	96.51'	N51° 51' 57"E
C29	12°10'38"	352.00'	37.55'	74.81'	74.67'	N37° 53' 52"E
C30	13°41'56"	288.00'	34.59'	68.86'	68.69'	N38° 39' 31"E
C31	22°28'09"	288.00'	57.21'	112.94'	112.22'	N56° 44' 34"E
C32	16°42'21"	517.00'	75.91'	150.74'	150.21'	N59° 37' 28"E
C33	22°19'46"	517.00'	102.04'	201.49'	200.21'	N40° 06' 25"E
C34	13°15'49"	517.00'	60.11'	119.68'	119.41'	N22° 18' 38"E
C35	38°30'50"	96.00'	33.54'	64.53'	63.32'	S54° 10' 47"E
C36	19°09'18"	301.00'	50.79'	100.63'	100.16'	S25° 20' 43"E
C37	04°18'44"	203.84'	7.67'	15.34'	15.34'	S17° 54' 45"E
C38	20°38'52"	146.00'	26.60'	52.61'	52.33'	N75° 26' 46"E
C39	20°47'21"	301.00'	55.21'	109.22'	108.62'	S83° 50' 07"E

OPEN SPACE RATIO AND DENSITY TABLE

PHASE	LAND USE	GROSS AREA (Ac.)	NUMBER OF LOTS	DENSITY (LOTS/AC.)	FLOODPLAIN (AC.)	STREET ROW (Ac.)	OPEN SPACE (Ac.)	% OPEN SPACE
1	RESIDENTIAL	23.13	13	.51	—	1.12	1.18	4.6%

LAND USE TABLE	
LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	23.13
PRIVATE STREETS	1.12
PARK AREA/COMMON AREA	1.18
TOTALS	25.43

PARK SPACE SUMMARY

REQUIRED PARK SPACE/OPEN SPACE
13 X 1 ACRE = .19 AC.
70 LOTS

CONSTRUCTION STAGING PLAN

CONSTRUCTION IS SCHEDULED AS FOLLOWS UNLESS REDIRECTED BY THE DEVELOPER:
PHASE 1 = MARCH 2008

PUD NOTES

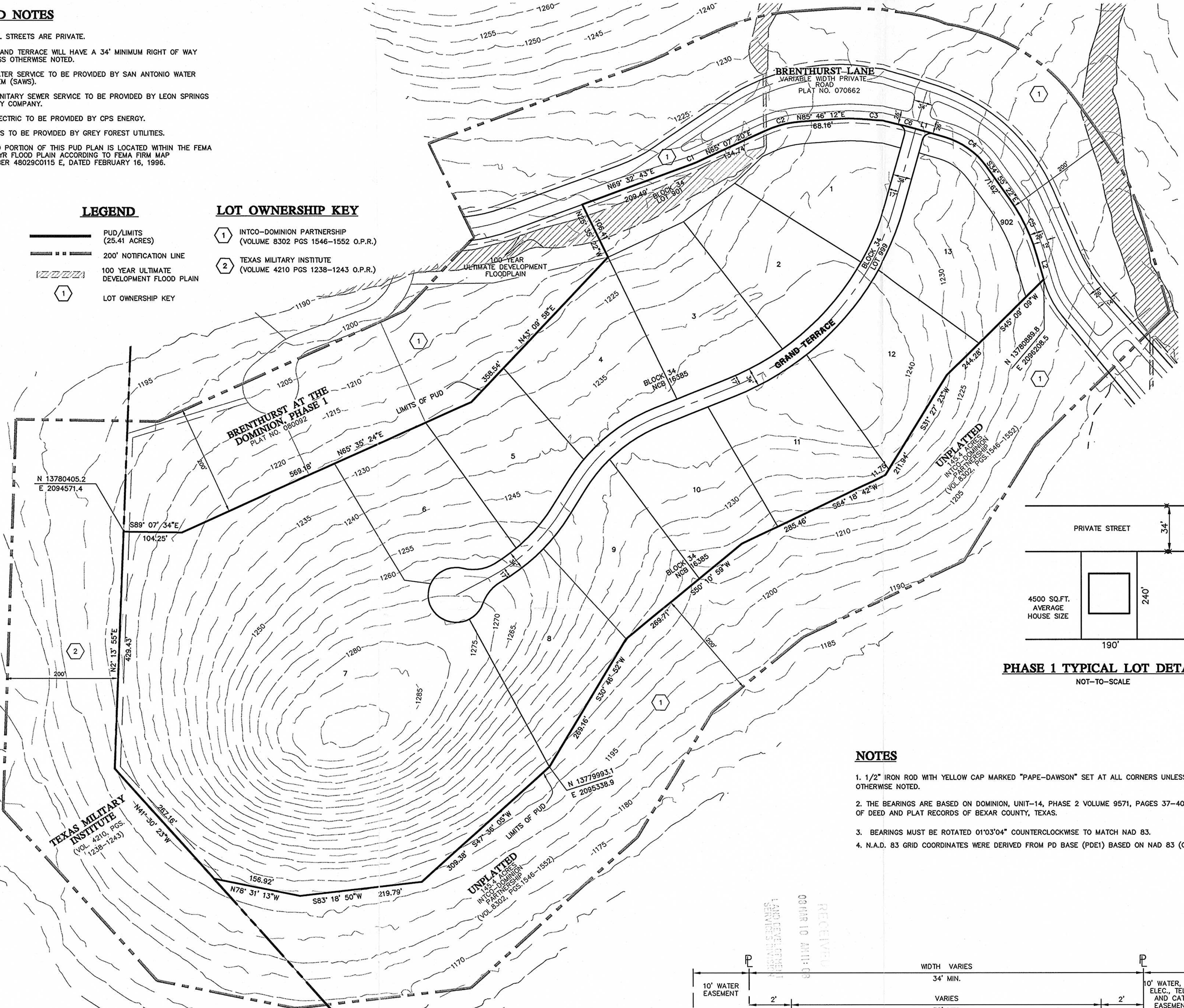
- ALL STREETS ARE PRIVATE.
- GRAND TERRACE WILL HAVE A 34' MINIMUM RIGHT OF WAY UNLESS OTHERWISE NOTED.
- WATER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEM (SAWS).
- SANITARY SEWER SERVICE TO BE PROVIDED BY LEON SPRINGS UTILITY COMPANY.
- ELECTRIC TO BE PROVIDED BY CPS ENERGY.
- GAS TO BE PROVIDED BY GREY FOREST UTILITIES.
- NO PORTION OF THIS PUD PLAN IS LOCATED WITHIN THE FEMA 100-YR FLOOD PLAIN ACCORDING TO FEMA FIRM MAP NUMBER 48029C0115 E, DATED FEBRUARY 16, 1996.

LEGEND

- PUD/LIMITS (25.41 ACRES)
- 200' NOTIFICATION LINE
- 100 YEAR ULTIMATE DEVELOPMENT FLOOD PLAIN
- LOT OWNERSHIP KEY

LOT OWNERSHIP KEY

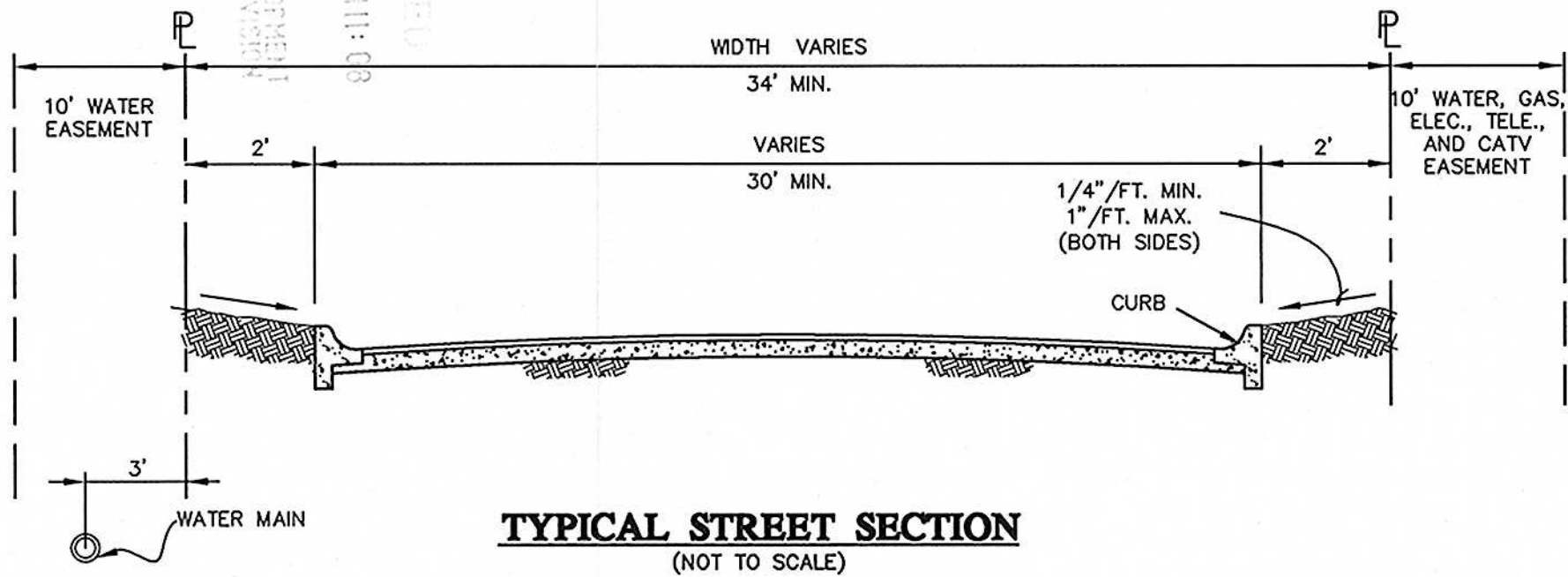
- 1 INTCO-DOMINION PARTNERSHIP (VOLUME 8302 PGS 1546-1552 O.P.R.)
- 2 TEXAS MILITARY INSTITUTE (VOLUME 4210 PGS 1238-1243 O.P.R.)



PHASE 1 TYPICAL LOT DETAIL
NOT-TO-SCALE

NOTES

- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE BEARINGS ARE BASED ON DOMINION, UNIT-14, PHASE 2 VOLUME 9571, PAGES 37-40 OF DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- BEARINGS MUST BE ROTATED 01°03'04" COUNTERCLOCKWISE TO MATCH NAD 83.
- N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) BASED ON NAD 83 (CORS96).



TYPICAL STREET SECTION
(NOT TO SCALE)

ZONING: PUD R-6 S: (SPECIFIC USE - GOLF COURSE)

HILLTOPS AT THE DOMINION, PHASE-1

A 25.43 ACRE TRACT OF LAND, OUT OF 145.4 ACRE TRACT CONVEYED TO INTCO-DOMINION PARTNERSHIP DESCRIBED BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 8302, PAGES 1546-1552, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE AUGUST LIEBE SURVEY NUMBER 6, ABSTRACT 1219, COUNTY BLOCK 4759, NOW IN NEW CITY BLOCK 16385 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

P.U.D. PLAN NO.: 08-005

THIS P.U.D. PLAN OF HILLTOPS AT THE DOMINION, PHASE-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 26 DAY OF MARCH A.D. 2008

BY: [Signature] CHAIRMAN
BY: [Signature] SECRETARY

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

REVISIONS:

PAPE-DAWSON ENGINEERS

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HILLTOPS
AT THE DOMINION, PHASE 1
SAN ANTONIO, TEXAS
PUD PLAN 08-005

JOB NO. 3083-89

DATE FEBRUARY 2008

DESIGNER SF

CHECKED KAB DRAWN SF

SHEET 1 OF 1



A memo from the
CITY of SAN ANTONIO
Development Services
Master Development

TO: Thomas Carter, P.E.

DATE: March 26, 2008

Address: 555 East Ramsey
San Antonio, Texas 78216

FROM: Richard Carrizales, Sr. Engineering Technician (207-8050)

COPIES TO: File

SUBJECT: PUD# 08-005

Name: Hilltops at the Dominion, Phase 1

The plan referenced above was heard by the

☒ Planning Commission

☐ Director of Development Services

on the date shown.

The following action was taken:

☒ APPROVED With Conditions

☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

Approved with the following Conditions:

CONDITIONS:

- The dedicatory instrument(s) (Legal Instrument) for common areas and facilities must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)